WARRANTY DEED



File No. DH0005837

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Buzonowski	HOMESPIRE MORTGAGE CORP.	
(NAME) 119 Pepper Ridge Cir	(NAME) 9711 WASHINGTON BLVD, STE 500	149-05-0A-119.00-CO
(ADDRESS) Antioch, TN, 37013	(ADDRESS) GAITHERSBURG, MD 20878	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Judy Hensley, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Buzonowski, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 119, Pepper Ridge Condominiums, a Horizontal Property Regime, located on Pepper Ridge Circle Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase 1, recorded in Plat Book 6900, page 526, said Register's Office, and described in a Master Deed recorded in Book 7466, page 248, as amended in Book 8672, page 17, and Book 8856, page 867, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Pepper Ridge Condominiums contained in the Master Deed recorded in Book 7466, page 248, as amended in Book 8672, page 17, and Book 8856, page 867, and By-Laws recorded in Book 7466, page 307, said Register's Office, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Judy Hensley, an unmarried woman by Warranty deed from The Estate of Martha Ann Ford of record in Instrument No. 20161123-0123652 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on November 23, 2016.

Being also known as 119 Pepper Ridge Cir 119 Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 317731 DEEDWARR
11/20/2019 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $636.40
20191120-0119789

unimproved ☐
This is improved ☒ property, known as 119 Pepper Ridge Cir, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of November, 2019.

Judy Hensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judy Hensley, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of November, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SOMERVELL COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)